

INDEX
TORRANCE CITY COUNCIL – JUNE 25, 2013

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES</u>	
1. Call to Order/Roll Call	1
2. Flag Salute/Invocation	1
3. Affidavit of Posting/Waive Further Reading	1
4. Withdrawn, Deferred or Supplemental Items	1
5. Council Committee Meetings and Announcements	2
6. <u>COMMUNITY MATTERS</u>	
6A. Proclamation re “Parks and Recreation Month”	2
6B. Commission Appointments	2
7. <u>ORAL COMMUNICATIONS #1</u>	2-3
8. <u>CONSENT CALENDAR</u>	
8A. Approval of Minutes	3
8B. 2011-12 Non-Profit Social Service Agency Grant Recipient Reports	3
8C. Purchase of Excess Liability Insurance	3
8D. Purchase of Excess Workers’ Compensation Insurance	3
8E. Agreement Amendment re Landscape Maintenance	3
8F. MOU re Environmental Services Center Book Collection	4
8G. Purchase of Property Insurance	4
8H. Contract re Liability Claims Administration	4
8I. Purchase Order for Toro Mower Repair Parts	4
8J. Purchase Order for Neptune Water Meters, Registers and Parts	4
8K. Purchase Order for Peterbilt Sanitation Truck Repair Parts	4
8L. Repair of “The Attic” Teen Center Marquee	5, 5-6
8M. 2013 Edward Byrne Memorial Justice Assistance Grant Application	5
8N. Purchase Order for Torrance Transit Bus Schedule Books	5
8O. Agreement re Adult and Youth Polynesian Dance Classes	5
8P. Agreement re Adult Exercise, Youth Dance Classes and Kid’s Showcase	5
12. <u>ADMINISTRATIVE MATTERS</u>	
12A. Vacation of Public Walk Easement East of Doris Way	6
12B. Claim for Transportation Development Act and State Transit Assistance Funds for FY2013-14	6
12C. Agreement re FY2011-12 Slurry Seal Program	7
12D. Agreement re Purchase of Compressed Natural Gas	7
12E. Contract for Provision of Medical Services	7-8
13. <u>HEARINGS</u>	
13A. PCR12-00001: 2212 Gramercy Avenue – Elpidio Manalo	8--11
15.1. <u>OTHER – Successor Agency to Redevelopment Agency</u>	
15.1A. Long Range Property Management Plan	11-12
16. <u>SECOND READING ORDINANCES</u>	
16A. Second and Final Reading of Ordinance No. 3764	12
17. <u>ORAL COMMUNICATIONS #2</u>	12-13
18. <u>EXECUTIVE SESSION</u>	1, 13
19. <u>ADJOURNMENT</u>	13

At 11:16 p.m., the meeting was adjourned to Tuesday, July 2, 2010 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

June 25, 2013

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 5:38 p.m. on Tuesday, June 25, 2013 in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Councilmembers Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland and Mayor Scotto.

Absent: None.

Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers and other staff representatives.

Agenda Item 18 was considered out of order at this time.

18. EXECUTIVE SESSION

The City Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 18A) Conference with Labor Negotiator, and 18B) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54957.6 and 54956.8.

The City Council reconvened at 7:03 p.m. with all members present. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/ INVOCATION

The flag salute was led by Community Services Business Manager Minter.

The non-sectarian invocation was given by Councilmember Rhilinger.

**3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA/ MOTION TO
WAIVE FURTHER READING**

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, June 20, 2013.

MOTION: Councilmember Furey moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Numark and passed by unanimous vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

No items were withdrawn or deferred. Supplemental material was available for Item 13A.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Furey reported that West Nile virus has been detected in the area and urged the public to take precautions, including wearing insect repellent containing DEET when engaging in outdoor activities and mosquito-proofing their homes. He noted that dead birds should be reported so they can be tested for the virus by calling 887- WNV-BIRD.

Mayor Scotto recognized retiring City Councilmember Susan Rhilinger for her dedicated service to the community. A proclamation was read detailing her accomplishments and the Mayor and each Councilmember offered a personal tribute and wished her well in her retirement. Mayor Scotto invited the public to attend an event honoring Ms. Rhilinger on Thursday, June 27, at 4:30 p.m. in the Torrance Art Museum.

The City Council took a brief recess from 7:32 p.m. to 7:42 p.m.

Mayor Scotto asked that the meeting be adjourned in memory of Torrance Certified Farmers' Market Manager Mary Lou Weiss who passed away Saturday, June 22, at the age of 75. A moment of silence was observed in her memory.

6. COMMUNITY MATTERS

6A. PROCLAMATION RE "PARKS AND RECREATION MONTH"

Mayor Scotto presented a proclamation declaring the month of July as **Parks and Recreation Month** in the City of Torrance to Parks and Recreation Vice-Chairperson Todd Hays.

6B. COMMISSION APPOINTMENTS

Recommendation

Recommendation of the City Clerk that City Council review applications and appoint members to fill vacancies on the Cable Television Advisory Board, Library Commission, Traffic Commission, and Water Commission. The City Clerk will administer the oath of office to commissioners present.

City Council appointed the following members:

Cable TV Advisory Board – Jimmy Gow, Library Commission – Asam Sheikh, Traffic Commission – Robert Habel, and Water Commission – Charles Leone.

City Clerk Herbers administered the oath of office.

7. ORAL COMMUNICATION

7A. Scott Gobble, Southern California Edison, reported that the company will be continuing with the replacement of steel streetlight poles with Marbelite poles throughout Torrance in the next 3-4 months.

7B. Terese Condon Yost, resident, discussed the founding of the Torrance Certified Farmers' Market and stressed the need to hire someone who understands its complexities when seeking a new Market Manager.

7C. Joel Massa and Bob Chiota, South Bay Bocce Courts Project, reported that \$11,000 has been raised toward the building of bocce ball courts at Columbia Park and thanked everyone for their support.

7D. Bonnie Mae Barnard, Save Historic Old Torrance, provided background information about SHOT and encouraged those interested in historic preservation to join online at www.SaveHistoricOldTorrance.com or by calling 310.320.0269.

8. CONSENT CALENDAR

8A. APPROVAL OF MINUTES

Recommendation

Recommendation of the City Clerk that City Council approve the City Council minutes of May 21, 2013.

8B. 2011-12 NON-PROFIT SOCIAL SERVICES AGENCY GRANT RECIPIENT REPORTS

Recommendation

Recommendation of the Parks and Recreation Commission and the Community Services Director that City Council accept and file completed Financial and Narrative Statement Reports from the 2011-2012 Non-Profit Social Services Agency grant recipients and prohibit New Life Advocacy from applying for any future grants, pending reimbursements of grant funds.

8C. PURCHASE OF EXCESS LIABILITY INSURANCE

Recommendation

Recommendation of the Finance Director that City Council approve the purchase of two-layers of excess liability insurance through Alliant Insurance Services at a premium of \$207,487, for the period of July 1, 2013 to July 1, 2014.

8D. PURCHASE OF EXCESS WORKERS' COMPENSATION INSURANCE

Recommendation

Recommendation of the Finance Director that City Council approve the purchase of excess workers' compensation insurance from CSAC Excess Insurance Authority, through Alliant Insurance Services, at a premium of \$154,738, for the July 1, 2013 to July 1, 2014 policy period.

8E. AGREEMENT AMENDMENT RE LANDSCAPE MAINTENANCE FOR DOWNTOWN TORRANCE STREETSCAPE AND MEADOW PARK PARKING LOTS

Recommendation

Recommendation of the Community Development Director that City Council approve a second amendment with ValleyCrest Landscape Maintenance (C2011-121) in the amount of \$38,500, for a total contract amount inclusive of amendments is \$115,500, to provide landscape maintenance for Downtown Torrance Streetscape and Meadow Park parking lots.

8F. MOU RE ENVIRONMENTAL SERVICES CENTER BOOK COLLECTION

Recommendation

Recommendation of the Community Services Director that City Council approve a Memoranda of Understanding between the South Bay Cities Council of Governments and the Torrance Public Library Division for housing and lending of the Environmental Services Center book collection at the Katy Geissert Civic Center Library. Expenditure is approximately \$200.

8G. PURCHASE OF PROPERTY INSURANCE

Recommendation

Recommendation of the Finance Director that City Council approve the purchase of property insurance through Alliant Insurance Services, at a premium of \$190,027.34 for a period of July 1, 2013 to July 1, 2014.

8H. CONTRACT RE LIABILITY CLAIMS ADMINISTRATION

Recommendation

Recommendation of the Finance Director that City Council approve a one-year contract with two one-year options with Carl Warren & Company (formerly NovePro Risk Solution LP) for July 1, 2013 to July 1, 2014 at an annual cost of \$110,380, and two additional one-year options at a cost of \$113,688 per year for July 1, 2014 to July 1, 2016, with a three-year total cost of \$337,756 to provide liability claims administration services. The proposed contract amount for the second and third years include a single 3% cost of living increase.

8I. PURCHASE ORDER FOR TORO MOWER REPAIR PARTS

Recommendation

Recommendation of the General Services Director that City Council award a sole-source purchase order to Turf Star Inc. of Hayward, CA in an amount not to exceed \$114,000 to furnish Toro brand mower repair parts on an as needed basis for a period of 2 years effective July 1, 2013 through June 30, 2015.

8J. PURCHASE ORDER FOR NEPTUNE WATER METERS, REGISTERS AND PARTS

Recommendation

Recommendation of the General Services Director and Public Works Director that City Council award a sole-source purchase order to Equarius Waterworks of Torrance, CA in an amount not to exceed \$500,000 to furnish Neptune brand water meters, registers and parts on an as needed basis for a period of 2 years effective July 1, 2013 through June 30, 2015.

8K. PURCHASE ORDER FOR PETERBILT SANITATION TRUCK REPAIR PARTS

Recommendation

Recommendation of the General Services Director that City Council award a sole-source purchase order to Rush Truck Center of Pico Rivera, CA in an amount not to exceed \$240,000 to furnish Peterbilt brand sanitation truck repair parts on an as needed basis for a period of 2 years effective July 1, 2013 through June 30, 2015.

8L. REPAIR OF “THE ATTIC” TEEN CENTER MARQUEE

Considered separately, see below.

8M. 2013 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT APPLICATION

Recommendation

Recommendation of the Chief of Police that City Council approve the 2013 Edward Byrne Memorial Justice Assistance Grant application.

8N. PURCHASE ORDER FOR TORRANCE TRANSIT BUS SCHEDULE BOOKS

Recommendation

Recommendation of the Transit Director that City Council award a purchase order to I Color Printing & Mailing Inc. of Torrance, CA. to print Torrance Transit bus schedule books (B2013-19) for a period of three years beginning July 1, 2013 through June 30, 2016, at an annual cost not to exceed \$70,000 for a total cost not to exceed \$210,000.

8O. AGREEMENT RE ADULT AND YOUTH POLYNESIAN DANCE CLASSES

Recommendation

Recommendation of the Community Services Director that City Council approve an agreement with Susan Mann in the amount of \$51,977 to provide adult and youth Polynesian dance classes and direct three dance recitals (6 performances) entitled Paradise Bound showcasing her student's talent in the Armstrong Theatre beginning July 1, 2013 through June 30 2015.

8P. AGREEMENT RE ADULT EXERCISE, YOUTH DANCE CLASSES AND KID'S SHOWCASE PERFORMANCES

Recommendation

Recommendation of the Community Services Director that City Council approve an agreement with the Regina Klenjoski Dance Company in the amount of \$157,070 to provide adult exercise, youth dance classes, and Kid's Showcase performances at the Cultural Arts Center beginning July 1, 2013 through June 30 2015.

MOTION: Councilmember Sutherland moved for the approval of Consent Calendar Items 8A through 8K and 8M through 8P. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

Consent Calendar Item 8L was considered separately at this time.

8L. REPAIR OF “THE ATTIC” TEEN CENTER MARQUEE

Recommendation

Recommendation of the Community Services Director that City Council approve and appropriate \$9,654.47 from THE ATTIC Teen Center Donation Account to repair THE ATTIC marquee.

Councilmember Sutherland commended the Youth Council for their community service and fundraising efforts.

MOTION: Councilmember Sutherland moved to concur with the staff recommendation. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

12. ADMINISTRATIVE MATTERS

12A. VACATION OF PUBLIC WALK EASEMENT EAST OF DORIS WAY

Recommendation

Recommendation of the Community Development Director that City Council adopt a Resolution summarily vacating a public walk easement east of Doris Way between Sharynne Lane and Reese Road.

Associate Civil Engineer Symons reported that the walk easement east of Doris Way has not been used for this purpose in several years, therefore staff was recommending that it be summarily vacated, with the five-foot wide strip to be divided equally among the four adjacent property owners.

MOTION: Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

RESOLUTION NO. 2013-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ORDERING THE SUMMARY VACATION OF A WALK EASEMENT EAST OF
DORIS WAY BETWEEN SHARYNNE LANE AND REESE ROAD IN THE CITY
OF TORRANCE

MOTION: Councilmember Rhilinger moved for the adoption of Resolution No. 2013-58. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

12B. CLAIM FOR TRANSPORTATION DEVELOPMENT ACT AND STATE TRANSIT ASSISTANCE FUNDS FOR FY2013-2014

Recommendation

Recommendation of the Transit Director that City Council approve the submittal of the annual claim to the Los Angeles County Metropolitan Transportation Authority (LACMTA) for \$5,863,480 in Transportation Development Act funds (TDA) and \$1,101,558 in State Transit Assistance (STA) funds for the Torrance Transit System fiscal year 2013-2014.

Transit Administration Manager Mills reported that these funds are distributed on a formula basis and will be used to offset operating expenses for the Torrance Transit System for FY2013-2014.

MOTION: Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

12C. AGREEMENT RE FY2011-2012 SLURRY SEAL PROGRAM

Recommendation

Recommendation of the Public Works Director that City Council:

- 1) Approve the specifications for the Fiscal Year 2011-2012 Slurry Seal Program, I-119 (B2013-21); and
- 2) Award a one-year public works agreement to VSS International, Inc. for an amount not to exceed \$1,307,000 to construct the Fiscal Year 2011-2012 Slurry Seal Program, I-119 and authorize a 5% contingency in the amount of \$65,350.

Project Manager Buena Vista provided an overview of the FY2011-2012 Slurry Seal Program, which involves four residential neighborhoods in the southern part of Torrance along with eight City-owned parking lots. She noted that work is scheduled to begin in July and is expected to be completed by the end of October and residents who live on the affected streets will be given advance notice.

Mayor Scotto recommended that staff consider using a higher quality slurry seal product for streets with a high volume of traffic and streets that have deteriorated in order to extend their life.

MOTION: Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

12D. AGREEMENT RE PURCHASE OF COMPRESSED NATURAL GAS

Recommendation

Recommendation of the Transit Director and Public Works Director that City Council authorize a sole-source purchasing agreement with Clean Energy Fuels Corporation of Seal Beach, CA in an amount not to exceed \$1,136,800 to furnish Compressed Natural Gas (CNG) on an as needed basis from July 1, 2013 to June 30, 2014.

Transit Fleet Services Manager Estrada reported that the CNG will be used to fuel Transit Department and Public Works Department vehicles; that Clean Energy has a public slow-fill CNG fueling facility adjacent to the City Yard, which is the only CNG fueling site in Torrance; and that development of a fast-fill facility within the City Yard is currently underway, but will not be operational until late 2013.

In response to Councilmember Numark's inquiry, Transit Fleet Services Manager Estrada confirmed that there has been no increase in price from the previous agreement.

MOTION: Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

12E. CONTRACT FOR PROVISION OF MEDICAL SERVICES

Recommendation

Recommendation of the City Manager that City Council approve a contract with Providence Medical Institute (Little Company of Mary) in an amount not to exceed \$95,000 to provide medical services for the period of July 1, 2013 through June 30, 2014.

Human Resources Manager Fuentes provided an overview of the proposed contract for medical services, which includes pre-employment physicals, DMV medical certification, and mandated drug and alcohol testing.

MOTION: Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

13. HEARINGS

13A. PCR12-00001: 2212 GRAMERCY AVENUE – ELPIDIO MANALO

Recommendation

Recommendation of the Planning Commission that City Council deny the appeal and adopt a Resolution denying a Planning Commission Review Permit to allow a two-unit project to exceed a 0.50 Floor Area Ratio on property located within the Small-Lot, Low Medium Overlay in the R-2 Zone at 2212 Gramercy Avenue.

Recommendation of the Community Development Director that City Council uphold the appeal and adopt a Resolution approving a Planning Commission Review Permit to allow a two-unit project to exceed a 0.50 Floor Area Ratio on property located within the Small-Lot, Low Medium Overlay in the R-2 Zone at 2212 Gramercy Avenue.

Mayor Scotto announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Lodan provided background information about the Small-Lot, Low Medium Overlay; briefly reviewed the proposed project; and shared photographs taken from various vantage points in the neighborhood. He reported that the Planning Commission voted to deny the project on November 7, 2012 by a vote of 4-1 with two commissioners absent. He noted that revised plans were submitted after the Planning Commission's denial, changing the three-car garage to a two-car garage, which eliminated the need for a Waiver, and reducing the FAR (floor area ratio) from 0.65 to 0.60.

Councilmember Sutherland disclosed that he had met with Ms. Manalo (applicant/appellant) three times; Councilmember Brewer disclosed that he had met with Ms. Manalo twice; Councilmember Rhilinger disclosed that she had driven by the location but had not spoken with any of the parties involved; Councilmember Numark disclosed that he visited the project site; Councilmember Furey disclosed that he has a policy of not speaking with the parties involved, but had driven by the property twice; Councilmember Barnett disclosed that he had spoken with the applicant/appellant on two occasions; and Mayor Scotto disclosed that he had driven by the property and met with the applicant/appellant twice.

Responding to questions from the Council, Planning Manager Lodan clarified that projects are not limited to an FAR of 0.50 in the Small-Lot, Low Medium Overlay, but rather this is the threshold over which projects are subject to another layer of review to ensure compatibility with the neighborhood and therefore must be approved by the Planning Commission or City Council.

Olivia Manalo, 2212 Gramercy Avenue, applicant/appellant, explained that she and her husband would like to add a second unit at the rear of their property in order to accommodate their adult children who have had to move back home due to the downturn in the economy.

She reported that the project has been downsized as much as possible and design elements have been added so the exterior will match the existing house. She stated that she did not believe the project would be detrimental to the community, pointing out that the Community Development Department has recommended approval.

Councilmember Brewer noted that the minutes from the Planning Commission meeting indicate that the applicants planned to meet with Save Historic Old Torrance to discuss their concerns about the project.

Ms. Manalo stated that her husband met with Don Barnard, president of Save Historic Old Torrance, and agreed to modify the exterior to blend with the neighborhood, but he was still strongly opposed to the project due to its size.

Mayor Scotto invited public comment.

Roberta Roberts, Gramercy Avenue, neighbor to the north, stated that shortly after moving in three years ago, the Manalos built a wall along the front of their property that encroaches on her property and there have been numerous disrespectful/nuisance issues since that time. She reported that they have made no effort to share the plans for this project with neighbors and questioned whether the area of the lot has been verified since there have been property line disputes. She related her understanding that three families are living on this property and doubted that the proposed additional 1100 square feet of living space was sufficient to house this many people.

Asked to clarify her objections to the project, Ms. Roberts stated that she objected to its size and believes it should conform to the 0.50 FAR specified in the Small-Lot, Low Medium Overlay.

Referring to photographs, Mayor Scotto pointed out that the wall the Manalos built across their front yard abuts a similar wall on Ms. Roberts' property and there would be a gap if they did not extend it the extra foot or so over the property line.

Ms. Roberts maintained that the Manalos should have discussed the wall with her before constructing it.

Gary Candell, Gramercy Avenue, neighbor to the south, contended that the proposed project would be detrimental to his well-being, citing several other minor projects they have undertaken, which have resulted in problems in the neighborhood.

Mayor Scotto noted that structures on Mr. Candell's property are as large or larger than what is being proposed by the Manalos. Mr. Candell related his understanding that the addition on his property was built before the Small-Lot, Medium Overlay was enacted.

Bonnie Mae Barnard, Gramercy Avenue, urged the Council to enforce the provisions of the Small-Lot, Low Medium Overlay, which was created to combat the over-development that occurred in the 1970s and 1980s. She related her experience that cycles of rapid real estate appreciation inevitably lead to people trying to over-develop this neighborhood and stressed the importance of adhering to the 0.50 FAR limitation since it appears that another real estate boom is beginning. She noted that the overlay is the only tool available to protect historic homes in this area, which is the oldest residential section of the city.

In response to Councilmember Brewer's inquiry, Ms. Barnard indicated that she would not object to the project if the FAR was reduced to 0.50 and balcony was eliminated, as long as the exterior wood siding is installed per the plans.

Responding to Councilmember Numark's inquiry, Planning Manager Lodan confirmed that the project could be approved administratively without further review if the FAR was reduced to 0.50.

Mayor Scotto suggested that this project might be preferable to a project that could be approved administratively since there would be no requirement that architectural elements be added to make the project conform to the neighborhood.

Thomas Penland, downtown Torrance business owner, urged the Council to enforce the 0.50 FAR limitation to prevent overbuilding in this neighborhood.

Terese Condon Yost, Amapola Avenue, stated that she was not in favor of eliminating the balcony from this project since there are other balconies in this area. She related her experience that City inspectors are very diligent in requiring that projects adhere to approved plans.

Returning to the podium, Ms. Manalo explained that the wall in the front yard is a retaining wall, which is necessary to prevent erosion, and they will be happy to remove the portion that encroaches on Ms. Roberts' property. She reported that they had the property surveyed before they built along property line they share with Mr. Candell, however, if anything is encroaching, they will remove it. She noted that they have already spent \$25,000 to upgrade the property so they can get a loan. She offered her assurance that she and her husband are not troublemakers and just want peace in the neighborhood.

Councilmember Numark suggested the possibility of approving the project with the addition of conditions to address neighbors' concerns, including requiring the elimination of the balcony, the removal of the encroaching wall, and the installation of wood siding on the exterior per the plans.

Mr. Candell provided clarification regarding his concerns, explaining that the applicant's garage wall currently serves as a wall between the two properties and he would like a wall built when the garage is torn down to maintain this separation. He also expressed concerns about the impact of the balcony on his privacy.

Councilmember Brewer pointed out that according to photographs provided by staff, Mr. Candell's second-story includes a balcony.

Responding to questions from the Council, Planning Manager Lodan confirmed that a condition could be added requiring the building of a property line wall; clarified that unlike the Hillside Overlay, privacy impact is not addressed in the Small-Lot, Low Medium Overlay; and reported that an FAR up to 0.65 is permitted for this site according to the zoning.

MOTION: Councilmember Furey moved to close the public hearing. The motion was seconded by Councilmember Sutherland and passed by unanimous vote.

Councilmember Brewer indicated that he favored continuing the hearing so the applicants could modify the plans rather than adding conditions that could have unintended consequences.

Councilmember Furey stated that he, as well as others, campaigned on the issue of over-development and he intended to keep his covenant. He noted that the Small-Lot, Low Medium Overlay was instituted in 1987 for the purpose of maintaining the character of these two streets where some of the original homes in Torrance still stand. He indicated that he shared neighbors' apprehension about this project and suspected that the applicants may be trying to build income property rather than accommodating family members since bedrooms could be added to the existing home without adding a second unit.

Councilmember Sutherland reported that he was initially inclined to support the project, but had changed his mind after hearing the testimony and now believes it would be detrimental to the neighborhood.

Councilmember Rhilinger indicated she shared her colleagues' concerns about the project, but felt that some of the opposition was due to conflicts in the neighborhood as opposed to the project itself.

Mayor Scotto commented on a similar case where a project was denied due to neighbors' opposition and the applicant went on to build a project that was more detrimental to neighbors out of spite.

MOTION: Councilmember Brewer moved to continue the hearing to allow the applicants/appellants to revise the project. The motion died for a lack of a second.

MOTION: Councilmember Furey moved to deny the appeal and deny the project. The motion was seconded by Councilmember Sutherland and passed as reflected in the following vote:

YES: Councilmembers Barnett, Furey, Rhilinger, Sutherland and Mayor Scotto
NO: Councilmembers Brewer and Numark

Resolution of denial to be adopted at a later date.

15.1. OTHER – SUCCESSOR AGENCY to the former Redevelopment Agency of the City of Torrance

Mayor Scotto and Councilmember Rhilinger announced that due to a conflict of interest they would recuse themselves from consideration of item 15.1A and exited the Council Chamber.

15.1A. LONG RANGE PROPERTY MANAGEMENT PLAN

Recommendation

Recommendation of the Community Development Director that City Council, acting as the Successor Agency to the former Redevelopment Agency of the City of Torrance, accept and file the preliminary report on the Long Range Property Management Plan to be forwarded to the Oversight Board for review.

With the aid of slides, Assistant to the City Manager Sunshine briefly reviewed the Long Range Property Management Plan. He reported that the former Redevelopment Agency has ownership of six properties in Torrance and staff was recommending that all but one be transferred to the City of Torrance and classified "for government use." He noted that the exception is 1919 Torrance Boulevard, which is located on the American Honda campus, and staff is recommending that the parcel be transferred to that company after soil contamination issues have been resolved.

In response to Councilmember Numark's inquiry, Assistant to the City Manager Sunshine reported that further research revealed that three properties initially thought to be owned by the Redevelopment Agency (223rd and Abalone, 23750 Madison Avenue and 23755 Madison Avenue) were deeded to the City of Torrance prior to the dissolution of the Redevelopment Agency.

MOTION: Councilmember Furey moved to accept and file the report. The motion was seconded by Councilmember Numark and passed by unanimous vote (absent Mayor Scotto and Councilmember Rhilinger).

Mayor Scotto and Councilmember Rhilinger returned to the dais.

16. SECOND READING ORDINANCES

16A. SECOND AND FINAL READING OF ORDINANCE NO. 3764

ORDINANCE NO. 3764

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW SECTION 72.4.6 TO THE TORRANCE MUNICIPAL CODE, CREATING A PROCESS FOR COLLECTION OF DELINQUENT SEWER DISCHARGE COLLECTION FEES

MOTION: Councilmember Rhilinger moved for the adoption of Ordinance No. 3764. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

17. ORAL COMMUNICATIONS #2

17A. Councilmember Numark commended Councilmember Rhilinger for being diligent and hardworking and thanked her for her service. He noted that she was a trailblazer as the first female captain on the Torrance Police Department and has served with distinction on the City Council with a well-deserved reputation of being direct, honest and forthright.

17B. Councilmember Sutherland stated that Councilmember Rhilinger has changed people's lives for the better, which is a true measure of success.

17C. Councilmember Barnett stated that in addition to being an outstanding public servant, he was honored to have Councilmember Rhilinger as a friend.

17D. Councilmember Barnett announced that the "Movies in the Park" series begins on Saturday, June 29, at Victor Park with the movie *Willie Wonka and the Chocolate Factory*.

17E. Councilmember Brewer thanked Councilmember Rhilinger for her service, noting she was a grounding influence on the Council.

17F. Councilmember Brewer wished his daughter Chelsea a happy 21st birthday.

17G. Councilmember Furey commented on his enjoyment serving on the Council with Councilmember Rhilinger, noting she will be greatly missed.

17H. Councilmember Furey announced that a free re-usable bag or pet waste bag dispenser will be offered in exchange for 10 plastic shopping bags on Friday, July 19, from 10:00 a.m. – 3:00 p.m. in front of City Hall at 3031 Torrance Boulevard, with additional information available at 310.618.5983.

17I. Mayor Scotto thanked Councilmember Rhilinger for her service, noting that she served on several boards and attended numerous events during daytime hours when he and other Councilmembers could not do so.

17J. City Clerk Herbers announced that the Torrance Theatre Company will be holding a fundraiser *1316 Cabaret - from Broadway Stage to the Silver Screen* on Thursday, June 27, through Sunday, June 30, with tickets available at 424.243.6882 or friendsofTTC@gmail.com.

17K. Councilmember Rhilinger stated that it's been an honor to serve on the City Council and thanked everyone for their support and understanding. She recommended that her replacement whether appointed or elected be available to serve during daytime hours because there are daytime meetings of regional boards/committees that require a Council representative and five members of the Council currently have full-time jobs.

18. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

19. ADJOURNMENT

At 11:16 p.m., the meeting was adjourned to Tuesday, July 2, 2010 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

***Adjourned in Memory of
Mary Lou Weiss***

Attest:

/s/ Frank Scotto
Mayor of the City of Torrance

/s/ Sue Herbers
Sue Herbers, CMC
City Clerk of the City of Torrance

Approved on July 16, 2013